

111.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

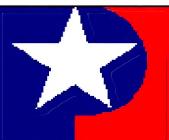
717,500 / 717,500

USE VALUE:

717,500 / 717,500

ASSESSED:

717,500 / 717,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRAN KEVINT & BRIANA H
Owner 2:	
Owner 3:	

Street 1: 18 WRIGHT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OWENS MARTA -

Owner 2: -

Street 1: 18 WRIGHT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,213 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5213		Sq. Ft.	Site		0	70.	1.05	6			Road Co	-5					383,300						383,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									70853	
101	5213.000	334,200		383,300	717,500									GIS Ref	
														GIS Ref	
														Insp Date	
														09/26/18	

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										111.0-0005-0003.0			

2020	101	FV	334,200	0	5,213.	383,300	717,500	717,500	Year End Roll	12/18/2019
2019	101	FV	254,400	0	5,213.	377,800	632,200	632,200	Year End Roll	1/3/2019
2018	101	FV	254,000	0	5,213.	290,200	544,200	544,200	Year End Roll	12/20/2017
2017	101	FV	254,000	0	5,213.	273,800	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	254,000	0	5,213.	251,900	505,900	505,900	Year End	1/4/2016
2015	101	FV	239,800	0	5,213.	235,500	475,300	475,300	Year End Roll	12/11/2014
2014	101	FV	229,500	0	5,213.	216,800	446,300	446,300	Year End Roll	12/16/2013
2013	101	FV	229,500	0	5,213.	216,800	446,300	446,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWENS MARTA,	62634-448		9/16/2013		597,500	No	No		
AMAN SUSAN E/CO	54730-22		5/25/2010		525,000	No	No		
DONNELLY THOMAS	33333-533		7/27/2001		316,000	No	No		
	10835-479		12/27/1999	Family		No	No		
	10835-479		6/2/1965			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
10/7/2010	2103	New Wind	11,140					REPL 17 WINDOWS	9/26/2018	MEAS&NOTICE	CC	Chris C	
4/30/2004	296	Addition	10,000	C		G6	GR FY06	3 SEASON PORCH TO	3/24/2009	Measured	197	PATRIOT	
6/9/2002	451	Addition	12,000	C		G4	GR FY04	5X15 ADDITION-12X1	3/10/2005	Permit Visit	BR	B Rossignol	
									10/26/2001	MLS	MM	Mary M	
									3/13/2000	Inspected	264	PATRIOT	
									2/3/2000	Measured	197	PATRIOT	
									8/30/1993		TH		

Sign: VERIFICATION OF VISIT NOT DATA / / /

